

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	220 Silverbell Dr, Spartanburg, SC 29316	<b>Order ID</b>	9585011	<b>Property ID</b>	35892812
<b>Inspection Date</b>	08/29/2024	<b>Date of Report</b>	08/31/2024		
<b>Loan Number</b>	58343	<b>APN</b>	2450011800		
<b>Borrower Name</b>	WH1 LLC	<b>County</b>	Spartanburg		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	8.29_BPO	<b>Tracking ID 1</b>	8.29_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	JUNIOR ALFRED BYERS	The subject property appears occupied and maintained for its age and location. No repairs appear needed at this time from the drive-by inspection. It conforms to the neighborhood. The tax assessor's record does not reflect the heated and cooled sunroom that was added to the house. The SF is taken from the MLS which from 2010 has recorded it as 2100 SF.
<b>R. E. Taxes</b>	\$1,420	
<b>Assessed Value</b>	\$7,728	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	Ravenwood HOA 8645850835	
<b>Association Fees</b>	\$350 / Year (Pool,Greenbelt,Other: boat storage)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	established neighborhood in the District 2 schools. There are several phases in the neighborhood with different styles and sizes. The neighborhood has an HOA and amenities. It is within 3 miles of most shopping in the Boiling Springs area and commutable to Spartanburg and Greer.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$134500 High: \$385,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	220 Silverbell Dr	348 Annabel Dr	116 Condor Place	224 Silverbell Dr
<b>City, State</b>	Spartanburg, SC	Boiling Springs, SC	Boiling Springs, SC	Boiling Springs, SC
<b>Zip Code</b>	29316	29316	29316	29316
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.73 <sup>1</sup>	0.02 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$329,900	\$289,900	\$279,900
<b>List Price \$</b>	--	\$319,000	\$289,900	\$279,900
<b>Original List Date</b>		03/06/2024	08/09/2024	08/29/2024
<b>DOM · Cumulative DOM</b>	-- · --	164 · 178	12 · 22	2 · 2
<b>Age (# of years)</b>	28	28	23	28
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Investor
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,100	1,959	1,800	1,901
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	9	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Spa - Yes	--
<b>Lot Size</b>	0.21 acres	0.22 acres	0.20 acres	0.23 acres
<b>Other</b>	Brick, vinyl,porch,deck,fence,FP	Brick, vinyl,porch,deck	vinyl,porch,fence,FP,patio,shed	Brick, vinyl,porch,deck,fence,FP

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Owner occupied and updated kitchen and bathrooms, new flooring and paint. Located in the same and similar in style. Superior with updates to the interior

**Listing 2** Located in a similar neighborhood and in the same school district. Has minimal updates to the interior but the property has a gazebo with hot tub and a fenced yard.

**Listing 3** Brick and vinyl on the same street with smaller sf and is being sold by an investor. The interior has been repainted but not updated.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	220 Silverbell Dr	356 Laurelwood Dr	227 Silverbell Dr	435 Eloquence Dr
<b>City, State</b>	Spartanburg, SC	Boiling Springs, SC	Boiling Springs, SC	Boiling Springs, SC
<b>Zip Code</b>	29316	29316	29316	29316
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.94 <sup>1</sup>	0.04 <sup>1</sup>	0.93 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$319,000	\$299,000	\$319,900
<b>List Price \$</b>	--	\$299,000	\$299,000	\$319,900
<b>Sale Price \$</b>	--	\$295,000	\$304,000	\$319,000
<b>Type of Financing</b>	--	Cnv	Fha	Fha
<b>Date of Sale</b>	--	08/15/2024	06/04/2024	05/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	59 · 105	15 · 33	17 · 43
<b>Age (# of years)</b>	28	17	25	17
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Investor	Investor	Investor
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	1.5 Stories Traditional	2 Stories Traditional	1.5 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,100	1,841	1,824	2,293
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2	4 · 2 · 1	4 · 2
<b>Total Room #</b>	9	8	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.21 acres	0.2 acres	0.26 acres	0.35 acres
<b>Other</b>	Brick, vinyl,porch,deck,fence,FP	Brick, vinyl,porch,deck,fence,FP	vinylk,porch,patio,FP	stone, vinyl, porch,solar,scr porch,FP
<b>Net Adjustment</b>	--	+\$1,245	-\$14,895	-\$16,440
<b>Adjusted Price</b>	--	\$296,245	\$289,105	\$302,560

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Located in a similar neighborhood but with no amenities. Smaller and newer with similar lot. Investor owned and repainted interior but not rehabbed.
- Sold 2** Located on the same street, investor owned and rehabbed interior. Superior updated interior condition. Smaller SF, newer with larger lot.
- Sold 3** Newer with larger lot and SF. Has leased solar panels and is investor owned rental property. Tenant occupied. Located in a neighborhood with no amenities but in the same school district.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				last sold in 2020			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$290,900	\$290,900
<b>Sales Price</b>	\$290,000	\$290,000
<b>30 Day Price</b>	\$280,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Currently there were none within 2 miles of the subject that were sold and owner occupied. There were 2 active in the neighborhood that were comparable and only 1 sold. There is high competition in this market area from new construction and Builders are offering incentives. This valuation service may not be used for the purposes of obtaining financing in a federally related transaction. This opinion is not an appraisal of the market value of the property &amp; may not be used in place of an Appraisal. This opinion may not be used by any party as a primary basis to determine the value of a parcel of or interest in real property for mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit. This report is solely the opinion of this broker on what the property should be marketed at in the current market. This is a Broker Price Opinion &amp; not a statement of value but an anticipated sale price. All information regarding the subject is taken from tax records &amp;/or MLS. Every effort was made to find active &amp; sold comps that were similar in year built, square footage, style, lot size, condition, &amp; location to the subject.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Other



Other



Other



## Listing Photos

**L1** 348 Annabel Dr  
Boiling Springs, SC 29316



Front

**L2** 116 Condor Place  
Boiling Springs, SC 29316



Front

**L3** 224 Silverbell Dr  
Boiling Springs, SC 29316



Front

## Sales Photos

**S1** 356 Laurelwood Dr  
Boiling Springs, SC 29316



Front

**S2** 227 Silverbell Dr  
Boiling Springs, SC 29316



Front

**S3** 435 Eloquence Dr  
Boiling Springs, SC 29316



Front

### ClearMaps Addendum

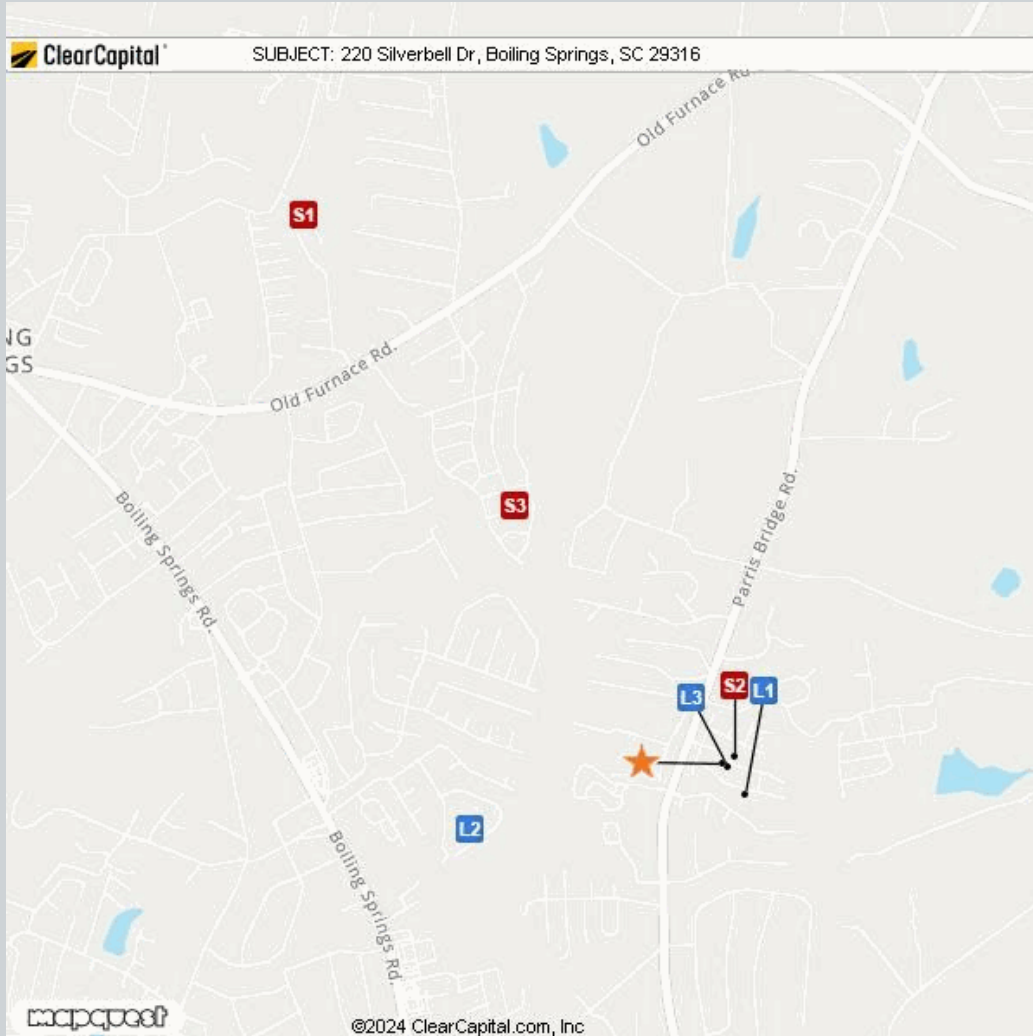
**Address** ★ 220 Silverbell Dr, Spartanburg, SC 29316

**Loan Number** 58343

**Suggested List** \$290,900

**Suggested Repaired** \$290,900

**Sale** \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	220 Silverbell Dr, Spartanburg, SC 29316	--	Parcel Match
L1 Listing 1	348 Annabel Dr, Boiling Springs, SC 29316	0.11 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	116 Condor Place, Boiling Springs, SC 29316	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	224 Silverbell Dr, Boiling Springs, SC 29316	0.02 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	356 Laurelwood Dr, Boiling Springs, SC 29316	1.94 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	227 Silverbell Dr, Boiling Springs, SC 29316	0.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	435 Eloquence Dr, Boiling Springs, SC 29316	0.93 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 07/29/2024

**Purpose:**

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**Standard Instructions:**

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiproducer@clearcapital.com](mailto:uiproducer@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138



## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Aivars Mecs	<b>Company/Brokerage</b>	Mecs Homes Realty
<b>License No</b>	19834	<b>Address</b>	475 Bollweevil Way Wellford SC 29385
<b>License Expiration</b>	06/30/2026	<b>License State</b>	SC
<b>Phone</b>	8649092336	<b>Email</b>	aamecs@gmail.com
<b>Broker Distance to Subject</b>	9.10 miles	<b>Date Signed</b>	08/31/2024

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This opinion may not be used for the purposes of obtaining financing in a federally related transaction.**

**This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.**

### Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.